

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Jan. 13, 1955

January 13, 1955

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.

Absent—None.

The minutes of the regular meeting of December 9, 1954, were approved.

The appeal by Bartley B. McGann to erect a glass enclosed front porch, beyond set-back line but no further than present open porch, at 814 E. St. Joseph Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by William Brokaw to divide lot to provide for west lot to be 60 feet wide with 13.98 frontage on Palmer Street, and reduce rear yard requirement on east lot from 30 feet to 25 feet, at the N.W. corner of Palmer and Willard Streets, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Taylor, that the appeal be tabled.

Motion carried.

The appeal by Earl W. Morris to erect an addition for bathroom on second floor

to non-conforming two family dwelling on property zoned "B" One-Family Residence District, at 943 McCullough Street, was considered. The petitioner was present. There were objections by Edward W. Essenberg, 937 McCullough St.; Bessie Snider, 931 McCullough St.; and Keith Sanders, 941 McCullough St. They objected to this property being used at two-family and thought it should conform to the zoning of "B" One-Family Residence District. Mr. Sanders stated he thought the addition would cut off air circulation from the back of his house. Mr. Morris explained to him how the addition would be put on. After some discussion, it was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty caused by inadequate and improperly placed facilities in present non-conforming use.

Motion carried.

A letter from Gulf Refining Co. explaining why building permit in connection with their appeal on property at the corner of Mt. Hope, S. Washington and Forest Avenues was not applied for before December 10, 1954, was read. Mr. Dillworth and Mr. Cole of Gulf Refining Co. assured the Board of Appeals that it is their intention to start construction of the new building immediately. It was moved by Taylor, supported by McSherry, that we suspend the rule which requires building permit to be applied for within 6 months of granting of an appeal, and extend the period for 60 days from December 10, 1954, with the understanding that construction would actually begin before June 10, 1955, and that the Building Inspector be notified of this action.

Motion carried.

The meeting was adjourned at 8:15 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Feb. 10, 1955

February 10, 1955

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Messrs. McSherry, Mutz, Obrecht and Taylor—4.

Absent—Mr. Boucher—1.

The minutes of the regular meeting of January 13, 1955, were approved.

The appeal by D. B. & H. Company to erect an addition to existing non-conforming garage building on property zoned "C" Two-Family Residence District, at the S.E. corner of Maple and Center Streets, was considered. The petitioner was represented by attorney Donald Teel, who presented maps and drawings of the property. Mr. Robert Klock, representing his mother, was present and commented on the unsightliness of the yard of the petitioner.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to relieve the hardship of inadequate facilities in a present non-conforming use.

Motion carried.

The tabled appeal by William Brokaw to divide lot to provide for west lot to be 60 feet wide with 13.98 feet frontage on Palmer Street and reduce rear yard requirement on east lot from 30 feet to 25 feet (Ordinance requires principal frontage on lot to be on a street and 30 foot rear yard) at the N.W. corner of Palmer and Willard Streets, was considered. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to extremely large size of lot.

Motion carried.

The meeting adjourned at 8:00 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings Mar. 10, 1955

March 10, 1955

City Hall Annex

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P. M.

ROLL CALL

Present: Messrs. Boucher, McSherry, Mutz, and Obrecht. (4)

Absent: Mr. Taylor. (1)

The minutes of the regular meeting of February 10, 1955, were approved.

The appeal by United Community Chest of Ingham County, Inc. to erect an enclosed front porch beyond set-back line but no further than present open porch, at 920 W. Main St., was considered. The petitioner was represented by Ruth E. Richardson, Director of Community Nursery School. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by St. Paul's Evangelical Reformed Church to erect an addition to Church Building to 2½ ft. of side line on property for which ordinance requires 8½ ft. open space to side line, at the S. E. Corner of Genesee & Walnut Sts., was considered. The petitioner was represented by Wesley Bintz, Architect. There were no

objections: It was moved by Boucher, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty cause by present location of buildings.

Motion carried.

The appeal by Macedonian Baptist Church to erect a vestibule on front of Church to approximately 15 ft. of front property line, which will reduce front yard space by 6 ft., at 1105 William St., was considered. The petitioner was represented by George Pruitt, 1421 Williams St. There were no objections. Effect of widening of Logan St. on this area was discussed. It was moved by Mutz, supported by McSherry, that the appeal be tabled to the next meeting.

Motion carried.

The appeal by Lloyd J. Yariger to erect a new building to 4 ft. of the North lot line and permit overhang to come to lot line on property for which ordinance requires not less than 4 ft. side yard, at the N. W. Corner of Cedar & Riley Sts., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be tabled to the next meeting.

Motion carried.

The meeting adjourned at 8:40 P. M.

VICTOR G. LEYRER

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings April 18, 1955

April 18, 1955

City Hall Annex

Lansing, Michigan

The meeting for the public hearing was called to order by the Vice-Chairman, Evans E. Boucher, at 7:30 P.M. on April 14, 1955.

Because of the absence of Messrs. McSherry, Obrecht and Taylor, the meeting was recessed after the hearing until the special meeting of April 18, 1955, at 12:45 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Obrecht and Taylor—4.

Absent—Mr. Mutz—1.

The minutes of the regular meeting of March 10, 1955, were approved.

The appeal by Mrs. Mary Boughner to erect an enclosed front porch which will extend beyond the set-back line but no further than the present open porch, at 1933 N. East Street, was considered. The petitioner was represented by Mrs. Carr, her daughter. There were no objections. It was moved by McSherry, supported by Obrecht, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and provide adequate room for the family.

Motion carried.

The appeal by James S. Hyde to erect a new house on lot of 4915.5 sq. ft., which is zoned "A" One-Family Residence District and requires 5000 sq. ft. of lot area, at the N.W. corner of Clifton and Lincoln Avenues, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and permit utilizing the property for a single family residence.

Motion carried.

The tabled appeal by Macedonian Baptist Church to erect a vestibule on front of Church to approximately 15 feet of front property line, which will reduce front yard space by 6 feet, at 1105 William Street, was considered. It was moved by McSherry, supported by Taylor, that the appeal be not granted because the reduction of the front yard would interfere with cross-corner vision at an arterial highway intersection.

Motion carried.

The tabled appeal by Lloyd J. Yariger and the Tastee Freez Corp. of America to erect a new building to 4 feet of the north lot line and permit overhang to come to lot line, at the N.W. corner of Cedar and Riley Streets, was considered. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to permit the wall of the building to 3 feet of the north property line and the roof hang to 2 feet of the north property line because it will permit developing the property and provide a better off-street parking area.

Motion carried.

A letter from R. E. Janz, explaining why building permit in connection with his appeal on property at the S.W. corner of Blair and Boston Blvd. was not applied for before Feb. 19, 1955, was read. It was moved by McSherry, supported by Obrecht, that we suspend the rule, which requires building permit to be applied for within 6 months of granting of an appeal, and extend the period for 60 days from February 19, 1955, with the understanding that construction would actually begin before August 19, 1955, and that the Building Inspector be notified of this action.

Motion carried.

A letter from Mr. M. M. Caldwell, Building Inspector, asking for the Board of Appeals interpretation of a clinic, as it may pertain to a laboratory for processing blood, was read and discussed. No action was taken at this time to permit investigation of this type of laboratory.

The Secretary reported on receipt from the City Plan Commission of a copy of the Preliminary Report of Ladislav Segoe, Planning Consultant. It was moved by McSherry, supported by Taylor, that the report be received and placed on file.

Motion carried.

It was moved by Obrecht, supported by

McSherry, that any drawings in connection with an appeal be filed with the Secretary of the Board of Appeals not later than 5 days before the meeting.

Motion carried.

The meeting adjourned at 1:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF LANSING EMPLOYES' RETIREMENT SYSTEM

Proceedings, April 19, 1955

April 19, 1955

Lansing, Michigan
City Comptroller's Office
4:00 o'Clock P.M.

ROLL CALL

Present—Trustees Bancroft, Crego, Shassberger, Webb, Wilcox—5.

Absent—Trustee Lavey, Thornton—2.

Present—R. E. Sanderson, Secretary.

The minutes of the last meeting were read by the Secretary and approved.

It was moved and supported that the Secretary's report on new members on which payroll deductions have been started since the last meeting consisting of Theo Rardeen, Ann Baas, Nettie Chase, Joseph Pych, Gerald O'Briant, Clarence Copp, Edward Oppenlander and Horace Field, be approved.

Carried.

Request for extension of service was received from H. Lee Bancroft for Carmen Devine, from Collins E. Thornton for Beatrice O'Brien, from R. E. Sanderson for Roy Clapham, from Chief Taylor for Clarence Copp and from Judge McDonald for John Lechler.

It was moved and supported that Carmen Devine, Beatrice O'Brien, Roy Clapham, Clarence Copp and John Lechler be grant-

ed an extension of service to April 30, 1956 inclusive.

Carried.

The Fourteenth Annual Report of the Retirement system was presented by the Secretary, together with the report of the Actuary on the valuation of liabilities as of December 31, 1954.

Received and placed on file.

It was moved and supported that the Secretary's report on refunds on accumulated contributions made since the last meeting amounting to \$974.81, and retirement allowances paid for the month of March totalling \$4,211.85 be approved and placed on file.

Carried.

By Trustee Wilcox—

Resolved by the Board of Trustees of the City of Lansing Employees Retirement System:

That the City Treasurer is hereby authorized and directed to present for payment on May 1, 1955, the \$72,000.00 maturity value of series "F" bonds owned by the Employees Retirement System and which mature on that date and be it further resolved that the City Treasurer is hereby authorized to execute the request for payment on the back of said bonds.

Adopted by the following vote:

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, May 12, 1955

May 12, 1955
City Hall Annex
Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.

Absent—None.

The minutes of the regular meeting of April 18, 1955, were approved.

It was moved by McSherry, supported by Mutz, that Mr. Boucher be elected Chairman for the next year.

Motion carried.

It was moved by Taylor, supported by Mutz, that Mr. McSherry be elected Vice-Chairman for the next year.

Motion carried.

The appeal by Jessie A. Jenness to erect a vestibule on front of house, which will extend beyond established set-back line but no further than present open porch, at 1006 Braman St., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and provide an enclosed entrance to the house.

Motion carried.

The appeal by Paul Vetere to erect a glass enclosed front porch beyond set-back line but no further than present open porch, at 1315 Prospect Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Evelyn Gilmore to convert to a Two-Family Residence on lot of 3630 sq. ft., for which Ordinance requires 4000 sq. ft., at 225 N. Butler Blvd., was considered. The petitioner was present.

There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty due to the size of the lot.

Motion carried.

The appeal by Frank Anesi to erect a glass enclosed front porch beyond set-back line but no further than present open porch at 227 S. Hayford Street, was considered. The petitioner was present and stated that it is his desire to enclose a part of the front porch. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted to enclose a 9 ft. x 6 ft. area of the front porch, subject to payment by the petitioner of the balance of the \$10.00 filing fee, under (7), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and provide an enclosed entrance to the house.

Motion carried.

The appeal by Herman Marshall to enclose west end of front porch for sun-room, which will extend beyond established set-back line but no further than present open porch, at 1016 Britten Ave., was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Boucher, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

A letter from Mr. M. M. Caldwell, Building Inspector, asking for the Board of Appeals' interpretation of a clinic, as it may pertain to a laboratory for processing blood, was again read and discussed. It was moved by McSherry, supported by Mutz, that due to the nature of the laboratory for processing blood in connection with the American Red Cross Building, that this laboratory shall be considered as included in the term "Clinic."

Motion carried.

The meeting adjourned at 8:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, June 9, 1955

June 9, 1955,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Vice-Chairman, Lawrence McSherry, at 7:30 p.m.

ROLL CALL

Present—Messrs. McSherry, Mutz, Obrecht, and Taylor—4.

Absent—Mr. Boucher—1.

The minutes of the regular meeting of May 12, 1955, were approved.

The appeal by Glen L. Hastings to convert to a two family residence on lot of 3444 sq. ft., which lacks 556 sq. ft. to meet Ordinance requirements for a two family residence, at 216 N. Holmes St., was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty due to size of lot in the plat.

Motion carried.

The appeal by C. L. Swanson to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 530 Shepard St., was considered. The petitioner was not present. There were no objections. It was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Clarence Wescott to erect a vestibule on front of house, which will reduce front yard from 24 ft. 6 in. to 22 ft. 6 in., at 327 Wayburn Rd., was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Taylor, that

the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and provide an enclosed entrance to the house.

Motion carried.

The appeal by Alvah Mary to erect an electric repair shop on rear of lot occupied by residence, which Zoning Ordinance does not permit, at 124 S. Larch St., was considered. The petitioner was present. There were objections by Mr. Albert D. Hall, 136 S. Larch St., Mr. Schuster, 130 S. Larch St., and Mrs. Edith A. Norris, 140 S. Larch St., to the effect that it would decrease their property values, would increase the traffic on Larch St., and perhaps interfere with radio and television reception. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve unusual practical difficulty permitting the full use of present industrially zoned land.

Motion carried.

The appeal by Lawrence Grisson to erect a new house, which will reduce the north set-back line from 25 ft. to 9 ft. 6 in. at the S.E. corner of Clifton and Tisdale Sts., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve unusual practical hardship due to narrow width of lot in plat layout.

Motion carried.

The appeal by Eba Gibbons to erect an enclosed front porch beyond set-back line but no further than present open porch, at 1630 Alice St., was considered. The petitioner was present. There were objections by Matilda S. Sanding to the effect it would cut off her view of the street. It was moved by Obrecht, supported by Mutz, that the appeal be tabled for 30 days.

Motion carried.

The appeal by Arnold Walters to erect an enclosed front porch beyond set-back line but no further than present open porch, at 2117 Beal St., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Alexander C. Dombrowski to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 615 Norman St., was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Clare Campbell to erect a garage to 3 ft. 6 in. of East property line, which will reduce East side yard from 6 ft. 6 in. to 3 ft. 6 in., at 325 W. Randolph St., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty because variation of the strict

application of this ordinance would not cause the building to conflict with the general purpose and intent of the Ordinance.

Motion carried.

The appeal by George A. and Jeannette Bisel to erect an enclosed porch beyond the set-back line but no further than present open porch, at 1235 N. Grand River Ave., was considered. The petitioner was represented by Mr. Alvin Neller. There were no objections. It was moved by Obrecht, supported by Taylor, that the appeal be tabled for 30 days.

Motion carried.

The appeal by Nick Rewutski to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 115 E. Gier St., was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The meeting adjourned at 8:55 p.m.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings July 14, 1955

July 14, 1955,
City Hall Annex,
Lansing, Michigan

The meeting was called to order by the
Chairman, Evans Boucher, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry,
Mutz, Obrecht, and Taylor. (5)
Absent—None.

The minutes of the regular meeting of
June 9, 1955, were approved.

The appeal by Edward Winkler to erect
a garage and breezeway to 3 ft. from East
line, which will reduce side yard from the
required 5 ft. to 3 ft., at 1116 E. Hazel,
was considered. The petitioner was present.
There were no objections. It was moved
by Taylor, supported by McSherry, that
the appeal be granted under (6), Section 21
of the Lansing Zoning Ordinance, to relieve
a practical difficulty due to present position
of house.

Motion carried.

The appeal by Dr. Edward Hoey to
enclose South end of porch for office wait-
ing room, which will extend beyond estab-
lished set-back line but not further than
present open porch, at 806 N. Washington
Ave., was considered. The petitioner was
present. There were objections from Mr.
Robert Rollis, 523 Everett Drive and owner
of property at 802 N. Washington Ave.,
and Mr. F. G. Affeldt, 800 N. Washington
Ave., to the effect that enclosing the porch
would detract from the appearance of the
house and would decrease property values
and also that Affeldt's view would be
obstructed when they were sitting on the
porch. It was moved by McSherry, sup-
ported by Mutz, that the appeal be granted
under (7), Section 21 of the Lansing
Zoning Ordinance, to relieve a practical
difficulty and permit full use for which
the property is zoned.

Motion carried.

The appeal by William Eberle to erect
an enclosed front porch, which will extend
beyond established set-back line but no
further than present open porch, at 2309
S. Pennsylvania Ave., was considered.
The petitioner was present. There were
no objections. It was moved by Taylor,
supported by McSherry, that the appeal
be granted under (6), Section 21 of the
Lansing Zoning Ordinance, to relieve a
practical difficulty and will not adversely
affect the adjoining property.

Motion carried.

The appeal by Edward S. Fox to erect
an addition to East side of house to 7 ft.
from East line, which will reduce East
front yard to 7 ft., at 902 W. Shiawassee
St., was considered. The petitioner was
present. There were no objections. It
was moved by Mutz, supported by Obrecht,
that the appeal be not granted because it
will make a blind corner at Butler Blvd.

Motion carried.

It was moved by Obrecht, supported by
Mutz, that this appeal be reconsidered and
the previous action be rescinded.

Motion carried.

It was moved by Obrecht, supported by
Mutz, that the appeal be tabled to obtain
an opinion from the traffic engineer.

Motion carried.

The appeal by Paul Anthony to convert
a house to Two Family Residence on prop-
erty zoned residentially, used residentially
and industrially, and Zoning Ordinance
allows only one principal use on one lot,
at 215 E. North St., was considered. The
petitioner was present. There were no
objections. It was moved by Obrecht, sup-
ported by McSherry, that the appeal be
granted under (7), Section 21 of the Lan-
sing Zoning Ordinance, to relieve a hard-
ship by permitting use of 9-room house
in accordance with zoning classification in
the area.

Motion carried.

The appeal by Mr. and Mrs. Frank DeRose to erect an addition on the rear of store and 8-inch wall on East side to replace wood wall, on property which is used non-conforming, at 655 Ridgewood Rd., was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and permit full development of property now a legal non-conforming use.

Motion carried.

The appeal by Mildred Toogood to convert an attached garage into a bedroom on West side of house, which will reduce rear yard from 25 ft. to 8 ft., at 304 S. Pennsylvania Ave., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and permit remodeling inside of building without enlarging the building.

Motion carried.

The appeal by Peter Sinadinos to erect an addition on rear for exit from upstairs apartment and men's and women's rest rooms on first floor on property which is used non-conforming at 903 N. Pennsylvania Ave., was considered. The petitioner was present, and represented by Attorney Brake who spoke in favor of the appeal. There were objections by Attorney Stuart J. Dunning, representing Mr. M. R. Morris, 911 N. Pennsylvania Ave., Miss Emma Binnick, 824 N. Pennsylvania Ave., Mr. Norman Brody, 910 N. Pennsylvania Ave., and Mrs. Carl Dick, 915 N. Pennsylvania Ave. They objected because of any possible change in the non-conforming use in the future if these alterations and improvements are made. It was moved by Taylor, supported by Obrecht, that the appeal be tabled.

Motion carried.

The appeal by O. W. Mourer to convert an attached garage to office with windows to replace garage doors, on property for which an appeal was granted in October 1952 for present use, at 716 S. Capitol Ave., was considered. The petitioner was not present but represented by Mr. Farnsworth. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and permit using balance of building the same as the present use of the building.

Motion carried.

The appeal by Gordon Jourdain to erect a vestibule on front of house, which will extend beyond established set-back line but less than present open porch, at 1031 W. Barnes Ave., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a hardship and improve the property.

Motion carried.

The appeal by Harry Grant to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1629 Indiana Ave., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Emma W. Roggow to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 132 S. Mifflin St., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6) Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The tabled appeal by Eba Gibbons to erect an enclosed front porch beyond set-back line but no further than present open porch, at 1630 Alice St., was considered. It was moved by Taylor, supported by Obrecht, that the appeal be tabled.

Motion carried.

The tabled appeal by George A. and Jeannette Bisel to erect an enclosed porch beyond the set-back line but no further than present open porch, at 1235 N. Grand River Ave., was considered. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would improve the property and not interfere with the neighborhood.

Motion carried.

The meeting adjourned at 9:35 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, August 11, 1955

August 11, 1955,
City Hall Annex,
Lansing, Michigan

The meeting was called to order by the
Chairman, Evans Boucher, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry,
Mutz, Obrecht, and Taylor—5.

Absent—None.

The minutes of the regular meeting of
July 14, 1955, were approved.

The appeal by Arthur Bobier to erect
a glass enclosed front porch beyond set-
back line but no further than present open
porch, at 1004 Queen St., was considered.
The petitioner was present. There were
no objections. It was moved by Mutz,
supported by Taylor, that the appeal be
granted under (6), Section 21 of the Lan-
sing Zoning Ordinance, because it would
be an improvement of the property and
not adversely affect the neighborhood.

Motion carried.

The appeal by Immaculate Heart of Mary
Parish to erect a new Church to 10 ft.
from North property line, which will
reduce North yard from the required 25
feet to 10 feet, at 3829 S. Cedar St., was
considered. The petitioner was repre-
sented by Mr. Charles Coscarelli. There
were no objections. It was moved by
Mutz, supported by Obrecht, that the
appeal be granted under (6), Section 21
of the Lansing Zoning Ordinance, to re-
lieve a practical difficulty due to present
building on the property.

Motion carried.

The appeal by St. Lawrence Hospital
Nurses' Home to erect an addition to
Nurses' Home and Temporary Classrooms
(Quonset) on property which is zoned "B"

One Family Residence District but used
non-conforming, at 1201 Oakland Ave., was
considered. The petitioner was represented
by Mr. William Mahoney. There were
objections by Mrs. Hitchcock, 812 Clayton;
Joseph Dandt, 808 Clayton; Mr. and Mrs.
LeRoy Neal, 1218 Oakland; R. M. Palmer,
Grosse Pointe, Mich.; Harry Esler, 1114
Rose Court; Sherman Griselle, 712 Clay-
ton; Floyd Harmon, 1130 Oakland; and
Mrs. Kathola Musselman, 742 Clayton.
These people were objecting to the quonset
being put on the property due to the fact
they thought it might be left there for
a long time after the work was completed,
and thought there should be a time limit
set for it to be removed. It was moved
by Obrecht, supported by Mutz, that the
appeal be granted, and that the Building
Commissioner be instructed to order re-
moval of the quonset building within 60
days of completion for occupancy of the
permanent building, not later than 2 years
from this date, under (7), Section 21 of
the Lansing Zoning Ordinance, to relieve
a hardship and provide adequate tem-
porary and permanent nurses' housing and
classrooms.

Motion carried.

The appeal by the Gauss Baking Co.
to erect a truck garage on West wall on
rear part of Commercial lot, which does
not permit repair garage, at 1920 W.
Saginaw St., was considered. The peti-
tioner was present. There were objections
by Mr. M. C. Dosh, 721 Durant St.; Mr.
Richard Pearce, 713 Durant St.; Mr.
Melvin Fox, 727 Durant St.; Mr. A. J.
Mitchell, 726 Durant St.; Mr. Norris
Williams, 719 Durant St.; and Mr. M. E.
Snider, 737 Durant St. These people ob-
jected to the garage being built because
they felt it would be an additional traffic
hazard. It was moved by McSherry, sup-
ported by Mutz, that the appeal be granted
under (7), Section 21 of the Lansing
Zoning Ordinance, to relieve a hardship.

Motion LOST.

The appeal by Paul Kleuckling to erect
a glass enclosed front porch beyond set-
back line but no further than present open
porch, at 1129 High St., was considered.
The petitioner was present. There were

no objections. It was moved by Taylor, supported by Obrecht, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by James R. Clewley to erect an addition to front of Drive-In to 11 ft. from East sidewalk, which will reduce East front yard from 29 ft. to 11 ft., at 1401 N. Larch St., was considered. The lessee, Robert McKay, 1444 Roosevelt Ave., was present. There were no objections. It was moved by Obrecht, supported by Taylor, that the appeal be not granted because the proposed extension would cause a traffic hazard.

Motion carried.

The appeal by David M. Metzger to erect a new house to 8 ft. of rear yard line, which will reduce rear yard from 30 ft. to 8 ft., at the S.W. corner of Rita and Bergman Aves., was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to irregular shape of lot.

Motion carried.

The appeal by Smith Floral Company to erect 4 greenhouses on property which is used non-conforming, at 1124 E. Mt. Hope Ave., was considered. The petitioner was represented by Mr. Lawrence Smith. There were objections by Raymond McDaniels, 2006 Devonshire Ave.; Lyle Padgett, 2036 Devonshire Ave.; and Donald Struble, 1135 Riley Ave. These people objected because they thought an extension of this use would tend to depreciate the value of their property. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and permit enclosing of present open growing area.

Motion carried.

The appeal by Paul Younger to erect a new house to within 6 ft. of East property line, which will reduce East side yard from the required 8.5 ft. to 6 ft., in the 1200 Block of S. Genesee Drive, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that

the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to size of house and surrounding property will not be adversely affected because of large open space on adjoining property.

Motion carried.

The appeal by Percy Sawyer to erect an enclosed porch beyond set-back line but no further than the present open porch, at 1112 Climax St., was considered. The petitioner was represented by Merrill Chaffin of the Crest Improvement Co., Contractor. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Motion carried.

The tabled appeal by Eba Gibbons to erect an enclosed front porch beyond the set-back line but no further than present open porch, at 1630 Alice St., was considered. It was moved by Taylor, supported by Obrecht, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and improve the property.

Motion carried.

The tabled appeal of Edward S. Fox to erect an addition to East side of house to 7 ft. from East line, which will reduce East front yard to 7 ft., at 902 W. Shawnee St., was considered. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and provide adequate living space.

Motion carried.

The tabled appeal by Peter Sinadinos to erect an addition on rear for exit from upstairs apartment and men's and women's rest rooms on first floor, on property which is used non-conforming, at 903 N. Pennsylvania Ave., was considered. It was moved by Obrecht, supported by McSherry, that the appeal be not granted because of strong neighborhood objection.

Motion carried.

The meeting adjourned at 9:50 P.M.

VICTOR G. LEYER, Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Sept. 8, 1955

September 8, 1955,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Evans Boucher, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, and Taylor—4.

Absent—Mr. Obrecht—1.

The minutes of the regular meeting of August 11, 1955, were approved.

The appeal by Raymond Ansted to erect a glass enclosed front porch beyond set-back line but no further than present open porch, at 1111 E. Saginaw Street, was considered. The petitioner was present.

There were no objections.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by T. X. Lareau to erect an enclosed front porch beyond the set-back line but no further than the present open porch, at 417 S. Chestnut Street, was considered. The petitioner was not present. There were no objections.

It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Motion carried.

The appeal by Chas. J. Larkin to erect a new front porch and vestibule beyond

set-back line but no further than the present open porch, at 1408 Jerome Street, was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Motion carried.

The appeal by Iva Brillhart to erect a glass enclosed front porch beyond set-back line but no further than present open porch, at 1933 Harding Avenue, was considered. The petitioner was present. Mrs. Robert Nichols, 1926 Harding Avenue, objected to the granting of the appeal because of the possibility of a business being carried on at the location.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mabelle Schell to erect a glass enclosed front porch beyond set-back line but no further than present open porch, at 906 Eureka Street, was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mrs. Elsie Bappert to erect an enclosed front porch beyond set-back line but no further than present open porch at 826 Clayton Street, was considered. The petitioner was not present. There were no objections.

It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Motion carried.

The appeal by Penn-Way Church of God to erect a recreation building for play ground, at East of 4100 Block Devonshire Avenue, was considered. Mr. Patrick, chairman of the Board of the Church, explained that they would like to build the proposed building for recreation purposes for the Church and for the Community. Mrs. McKim, developer of the area, explained where the building would stand on the property. There were no objections.

It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting use of a building which is in harmony with the general purpose of the ordinance.

Motion carried.

The appeal by Smith Floral Company to erect 4 greenhouses, was again considered. Mr. Lawrence Smith, the petitioner explained that the buildings would be 8 feet high at the ridge and 2 feet high at the eaves and would stand 75 feet from the East property line and 300 feet from the South property line. He also stated that the assessed valuation is 85 percent of the construction cost.

Mr. Wainerd Gardner, 1930 Harding Avenue objected to any additional smoke nuisances and asked if the granting of this appeal would bring other commercial enterprises into the next block.

Chairman Boucher explained that the present use of this property is a non-conforming use.

Mrs. Robert Nichols, 1926 Harding Avenue and Mr. Vine, 2000 Devonshire objected to the granting of the appeal because of the possibility of additional smoke and the lowering of valuation of surrounding properties.

Mrs. Ruth Hayes stated that they chose their property on the south side of Riley Street because of the bad view of the Smith Floral Company property from the rear of the properties on the north side of Riley Street and objected to the possibility of additional smoke nuisance.

Mr. Donald Strubel, 1135 Riley Street objected to the unsightliness of the view from the rear of his property and the possibility of depreciation of his property if the appeal is granted.

Mr. Smith stated that he did not believe that an additional smoke would be created and that they have spent \$2,500 in 1952 and \$6,000 in 1954 to cut down smoke and will cooperate in any way possible with the neighbors to relieve this situation.

Mr. Holcomb of the Smith Floral Company, stated that he believes that the buildings will improve the view of the rear yard since the growing of plants is now done in this area under cloth.

It was moved by Taylor, supported by McSherry, that the decision of the Board remain as passed at the last meeting.

Motion carried.

The meeting adjourned at 9:35 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, October 15, 1955

Oct. 15, 1955.
City Hall Annex,
Lansing, Michigan

The meeting for the public hearing was called to order by the Chairman, Evans Boucher, on October 13, 1955, at 7:30 P.M.

Because of the absence of Messrs. McSherry and Taylor, the meeting was recessed after the hearing until the Special Meeting of October 15, 1955, at 8:00 A.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, and Obrecht. (4)

Absent—Mr. Taylor. (1)

The minutes of the regular meeting of September 8, 1955 were approved.

The appeal by Geo. A. Hicks to erect an enclosed front porch beyond set-back line but no further than present open porch, at 1606 Linval Ave., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz, and Obrecht. (4)
Nays—None.

The appeal by Robert Murray to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1129 Edward St., was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it

would be an improvement of the property and not adversely affect the neighborhood.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by Eva M. Springer to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1411 Pontiac St. was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by John R. Tyler to convert an attached garage to a bedroom, which will reduce the rear yard to 9 ft., at 713 Birch St., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Obrecht, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would relieve a practical difficulty and provide adequate living space.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by Edward Rindfleisch to convert an open porch to an enclosed porch, which will reduce the rear yard from 18 ft. to 10 ft., at 617 S. Hosmer, was considered. The petitioner was present. Mrs. Helen Avis, 613 S. Hosmer, stated that in her opinion the lot is too small, there is no play area, and that over

crowding causes slum districts. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and provide adequate space for household equipment.

Adopted by the following vote:

Yeas—Boucher McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by Virginia Suurmeyer to erect an addition to the living room, which will extend 3'7" beyond set-back line, reducing the front yard from 18' 7" to 15' 0", was considered. The property is at 318 Carey St. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty, and provide adequate living space.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by William L. McGee to erect a vestibule to 11.7' from front line, which will extend less than present open porch, at 613 S. Foster Ave., was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and provide an enclosed entrance to the house, which will improve the property.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by Chas. and Lucille Phinney to erect an enclosed front porch beyond set-back line but no further than present open porch at 1913 S. Rundle St., was

considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz, and Obrecht. (4)
Nays—None.

The appeal by Albert House to erect a vestibule on the front of the house, which will reduce the front yard from 24' 6" to 22' 2", was considered. The property is located at 639 Jessop St. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and provide an enclosed entrance to the house, which will improve the property.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht. (4)
Nays—None.

The appeal by Leonard English to erect a garage on the side of the house, which will reduce the side yard from 6.6 ft. to 3 ft., at 1500 Indiana, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Obrecht, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty because it will not conflict with the general purpose and intent of the Ordinance.

Adopted by the following vote:

Yeas—Boucher, McSherry, Mutz and Obrecht.

The meeting adjourned at 8:30 A.M.

VICTOR G. LEYRES,
Secretary.

By Ald. Hauser—

That the election pay roll, amounting to \$6,326.00, for the general election be allowed.

Adopted by the following vote:

Yeas—Ald. Becker, Brooks, Dean, Hauser, Kircher, Kowalski, Moore, Murningham,

Peck, Perrin, Poxson, Preuss, Stabler—13.
Nays—None.

Board of Canvassers adjourned at 10:10 P.M.

MILLIE M. BROWN,
City Clerk.

November 10, 1955.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings November 10, 1955

November 10, 1955,
City Hall Annex,
Lansing, Michigan.

The meeting was called to order by the Chairman, Evans Boucher, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, and Taylor—4.

Absent—Mr. Obrecht—1.

The minutes of the regular meeting of October 15, 1955, were approved.

The appeal by Robert Woodcock to erect a bedroom and bath, extending 2 feet into rear yard at 304 Ferguson, was considered. The petitioner was present. There were no objections.

It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty caused by doctor's orders that Mrs. Woodcock not use stairs.

Motion Carried.

The appeal by Grace Wells to erect a glass enclosed front porch, which will

extend beyond established set-back line but no further than present open porch, at 1119 W. Ottawa Street, was considered. The petitioner was present. There were no objections.

It was moved by Taylor, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion Carried.

The appeal by Herbert J. Decess to erect an enclosed front porch beyond set-back line but no further than present open porch, at 921 Banghart, was considered. The petitioner was present. There were no objections.

It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and will not adversely affect the adjoining property.

Motion Carried.

The meeting adjourned at 7:50 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, December 9, 1955

December 9, 1955,

City Hall Annex,

Lansing, Michigan.

The meeting for the public hearing was called to order by the acting chairman, Sam Obrecht, on December 8, 1955, at 7:30 P.M.

Because of the absence of Messrs. Boucher, McSherry, and Taylor, the meeting was recessed after the hearing until the Special Meeting of December 9, 1955, at 5:30 P.M.

ROLL CALL

Present: Messrs. McSherry, Mutz, Obrecht, and Taylor—4.

Absent: Mr. Boucher—1.

The minutes of the regular meeting of November 10, 1955, were approved.

The appeal by Mrs. Lucille Coddington to convert a two car garage into a living unit, reducing the rear yard from 25 feet to 17.3 feet, at 925 Baker Street, was considered. The petitioner was present. Joseph Hughes, 1429 Pontiac Street, Donna Terwilliger, 912 Baker Street, and Carl Harman, 1600 S. Pennsylvania Avenue protested the granting of this appeal on the basis that it would lower the valuation of property and be a detriment to the neighborhood. Letters of protest on the same grounds were also received from Mrs. Ora Steward, 923 Baker Street, John A. Link, 919 Baker Street, and Mrs. Clara Stempinski, 1437 Pontiac Street.

It was moved by Mutz, supported by Obrecht, that the appeal be not granted because of strong neighborhood objection.

Motion carried.

The appeal by George Adado to enclose the back porch of a non-conforming use store building at 901 Cleveland was considered. The petitioner was present. There were no objections.

It was moved by Obrecht, supported by Taylor, that the appeal be granted under (7). Section 21 of the Lansing zoning ordinance, to relieve a practical difficulty and permit use of area already a part of a non-conforming building.

Motion carried.

A letter from Mr. M. M. Caldwell asking whether or not the terms "retail stores, shops, offices, and etc." in the "E" Apartment Shop District uses would cover a radio and T.V. station, was read.

It was moved by Obrecht, supported by Taylor, that in the opinion of the Board of Appeals radio and T.V. stations are not uses included in the permissible uses in "E" Apartment Shop District.

Motion carried.

The meeting adjourned at 6:00 P.M.

VICTOR G. LEYERER,
Secretary.